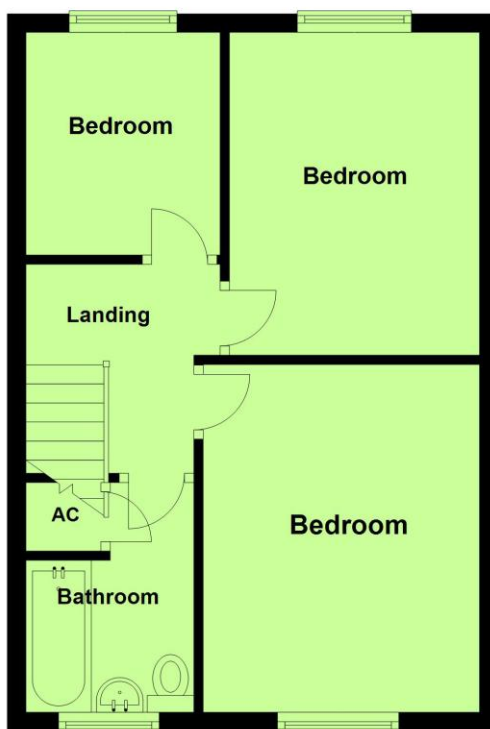


38 Redhoave Road
Canford Heath
Poole BH17 9DU

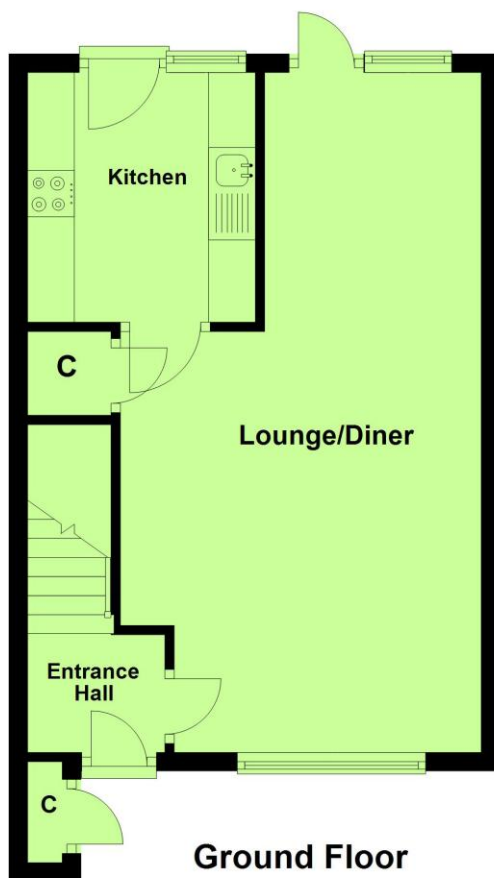
Price **£275,000** Freehold



A THREE BEDROOM END OF TERRACE
FAMILY HOME, SITUATED IN A QUIET
AND POPULAR RESIDENTIAL LOCATION,
BENEFITTING FROM NO FORWARD CHAIN.



First Floor



Ground Floor

Total area: approx. 71.9 sq. metres (773.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.

- * ENTRANCE HALLWAY 6' X 4' (1.82m x 1.21m)**
- * LOUNGE/DINING ROOM 24' 1" MAXIMUM X 12' 4" MAXIMUM (7.34m x 3.77m)**
- * KITCHEN 9' X 8' 4" (2.74m x 2.56m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 12' 4" X 9' 4" (3.77m x 2.86m)**
- * BEDROOM TWO 11' 5" X 8' 8" (3.5m x 2.68m)**
- * BEDROOM THREE 7' 9" X 6' 8" (2.4m x 2.07m)**
- * FAMILY BATHROOM 8' 1" X 6' 2" (2.46m x 1.88m)**
- * SINGLE GARAGE IN A BLOCK**
- * FRONT AND REAR GARDENS**
- * MAJORITY DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**
- * IDEAL FIRST TIME BUY OR BUY TO LET**







ABOUT THIS PROPERTY

The timber front door with spyhole gives access into the entrance hallway which has wall mounted 'Worcester' boiler (we understand, installed in the last 12 months), fuse box and stairs rising to the first floor. The light and airy lounge/dining room has wood effect flooring, understairs storage cupboard, window to front aspect, telephone point, TV point and double opening doors leading out to the rear garden. The kitchen has window and door to rear, range of wall and floor mounted cupboards, roll top working surfaces, single sink with drainer and mixer tap, space and plumbing for washing machine, part tiled walls and integrated appliances to include oven, four ring gas hob and extractor fan over.

The first floor landing has loft access via a hatch. Bedroom one has window to front aspect and bedrooms two and three both have windows to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to front aspect, part tiled walls, airing cupboard with hot water tank and slatted shelving, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property are two areas laid to lawn with low level brick wall borders with a central pathway leading up to the front door. Just before the front door the property benefits from a storage cupboard. The rear garden has a patio running adjacent to the property leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hard stand for summer house. Garden shed. Timber gate giving access to the side.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the second roundabout turn left into Culliford Crescent and take the second turning on the left into Redhoave Road.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1944